

DESIGN AND CONSTRUCTION GUIDELINES AND STANDARDS

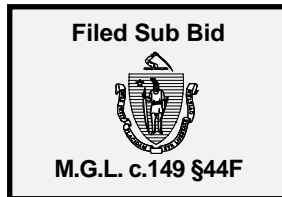
DIVISION 9 • FINISHES

09 90 00 • PAINTING

SECTION INCLUDES

Primers and Finish Paints

Painting is a stipulated filed sub-bid category under M.G.L. Chapter 149, §44F. If the cumulative estimated value of the work in this section exceeds \$20,000 and the projects total cost is over \$100,000 it triggers the filed sub-bid requirement.



RELATED SECTIONS

02 05 00	Cutting and Patching
02 03 01	Lead Based Paint Abatement
05 50 00	Miscellaneous Iron
06 10 00	Rough Carpentry
06 20 00	Finish Carpentry and Case Work
07 40 00	Siding
07 90 00	Sealants
08 10 00	Doors and Frames
08 60 00	Windows
09 20 00	Gypsum Board
10 00 00	Specialties

REFERENCES

Paint Quality Institute www.paintquality.com

Master Painters Institute www.mpi.net

GOALS

A successful paint job requires proper preparation, the appropriate primers, paints or finishes, and correct application. In general:

- ☐ Preparation of surfaces should include an investigation of and solution to any existing moisture problems; cleaning or sanding of surfaces to meet manufacturers' requirements; and all necessary repairs to materials. A properly cleaned surface such as a ceiling or wall (or exterior wood clapboard siding) may not need painting at all. Taking time to prepare a surface will pay off in the long run.
- ☐ The paints and primers, thinners, and other products used should be the highest quality to insure that the surfaces are washable and the finish durable. The largest part of the cost of painting and repainting is the labor required for preparation and application. It is therefore wise to apply the highest quality product to increase the longevity of the finish.
- ☐ Paints, primers, and finishers should be applied with the proper instrument (brush, spray or roller) and the recommended number of coats by the manufacturer should always be used.
- ☐ The basic purpose of exterior painting is protection of the building from the elements. A secondary purpose is cosmetic.
- ☐ Paints with VOC values of 50 g/l are highly recommended. When existing conditions may prevent meeting this goal discuss what environmental safeguards will be required during application.

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INVESTIGATION

The designer (or the LHA if the project is a small size single trade job) must:

- ☐ Identify the nature of the surface to be painted, including the type of existing paint or finish, in order to select the correct repainting or refinishing system. This may include doing some research or testing if there multiple coats of existing paint.
- ☐ Discuss products, colors and finishes with LHA. Verify if the LHA has any printed standards or a cycle painting program. Specify colors and finishes that are in compatible with LHA standards.
- ☐ Look for any signs of subsurface or surface moisture. Moisture problems must be solved before any painting or refinishing is undertaken. Paint will not adhere to wet surfaces.
- ☐ Obtain information from LHA staff. The LHA should be aware of the painting history of the development: the materials used, the subsurface preparation, and when the work was done. This information should be used by the LHA and the designer in determining the correct preparation and materials for repainting. The LHA should examine any existing paint stock and, based upon the technical standards in this chapter, properly discard any that are found to be inappropriate.
- ☐ Determine if repainting or refinishing is the appropriate approach for items like wood siding or trim. If existing siding requires extensive repairs as well as refinishing, the residing or covering of trim may be the better use of funds. This is definitely a consideration for LHAs that do not have staff resources needed for long-term maintenance of wood siding or trim. Similarly, windows or doors that need repair and refinishing should be considered for replacement.
- ☐ Verify if lead paint is found on any surfaces requiring refinishing, especially siding and interior or exterior trim, replacement or re-cladding may be the only economically feasible solution. Refer to Section 02 03 01 Lead Paint Abatement.
- ☐ Investigate the number of layers of existing paint and perform pull-tests to verify that the new paint will adhere to the existing surface. If it is found that the existing surface is found unsuitable, remove the existing paint to the substrate, or install an overlay that will provide a new substrate for the paint.
- ☐ Check for calcium content. This is especially true on ceilings. In some instances a gypsum board overlay may be necessary.
- ☐ Check textured ceilings to confirm the presence of asbestos

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OBSERVATIONS - RECOMMENDED ACTION

☐ **AREAS OF STAINING OR DISCOLORATION.**

Clean an area of stain, if it reappears in a few days check for all possible sources of moisture. Solve moisture problems prior to painting. Clean the surface and apply a stain sealer appropriate for the stain.

☐ **AREAS OF DIRT OR SOILING**

Clean an area with appropriate solvents to see if cleaning is adequate. Proper cleaning is the key to a successful paint project. Check to determine if the surface is covered with dirt or mildew.

If the surface is covered with tobacco stains or some other similar contaminant it must be properly cleaned and sealed. Apply Zinsser Bulls Eye Oderless (solvent based) primer-sealer stain killer to cover these types of stains.

☐ **CHIPPED PAINT, EXPOSED WOOD OR METAL SURFACES**

Check for presence of lead paint. If it is found, it must be dealt with before proceeding. See Section 02 03 01 Lead Paint Abatement.

☐ **ROTTED TRIM, DOORS, WINDOWS, AND CRACKED OR BROKEN SIDING**

Carefully inspect the entire building and components that may require paint for hidden decay, insect damage, etc., especially doors and windows. Any defects, particularly those which allow water to penetrate the exterior skin, must be corrected before finishing.

Siding and trim must be in sound, clean condition before painting. If there is an insect problem the LHA should implement a service contract to address the issue.

☐ **SOFT OR DETERIORATED PLASTER OR DRYWALL**

Patch plaster followed by sanding and cleaning to create a sound substrate. Completely remove all dust before painting. Consider an initial coat of a product similar to Gardz (interior) by Zinsser to fortify substrate.

☐ **MOLD OR MILDEW**

Follow EPA published guidelines for treating surfaces with mold and mildew.

Wash surfaces with an EPA registered disinfectant, fungicide, bactericide, mildewcide and mildewstat, rinsing thoroughly before finishing. Zinsser Perma Wash works well for interior and Zinsser Jomax exterior mold and mildew killer works well on exterior problems.

☐ **RECOMMENDED PRODUCTS**

This guideline lists many brands and paint lines. This is not intended to be an endorsement of any brand or product but just an indication that there have been successful applications when these products are properly installed.

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EXTERIOR SURFACES

GENERAL EXTERIOR CONSIDERATIONS

PREPARATION

- ☐ Determine the degree of surface deterioration and provide for the appropriate repair/preparation in the painting section and or other related specification sections. Generally the level of surface deterioration should be classified using the following assessment criteria:
 - ☐ Sound Surface (may include visual defects the paint films protective properties)
 - ☐ Slightly Deteriorated Surface (may show fading, gloss reduction, slight surface contamination, minor pin holes, scratches, etc. Minor cosmetic defects - runs, sags etc.)
 - ☐ Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.)
 - ☐ Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasions, small holes, and gouges)
 - ☐ Substrate Damage (repair or replacement of surface required)
- ☐ A Painting Contractor cannot be held responsible for work if there are not contract provisions for rectifying surface conditions.
- ☐ Verify the location of gutters and downspouts and specify that they be removed and properly reinstalled after painting.
- ☐ Identify building specialties that will need attention such as building numbers, mail boxes, gutters and downspouts. Removal and reinstallation after painting typically provides the best results.
- ☐ Arrange to trim bushes around buildings before painting work begins. This is best done by the LHA and not the painter, but verify that the LHA has the ability to complete the task.

MATERIALS

- ☐ Specify the products of one manufacturer, such as Benjamin Moore, ICI Dulux, Pittsburg, Sherwin-Williams, Zinsser and list acceptable alternatives.
- ☐ Include mildewcides in all exterior stains and paints. For example, Zinsser Perma White mold and mildew proof paint.
- ☐ Colors can be selected by the LHA or the Designer, avoid unusual colors.
- ☐ Consider low V.O.C. products (less than 50mg/l) that will not impact the residents during application. Whenever possible Green Seal approved products are required except when existing conditions may adversely affect longevity and finish product quality.
- ☐ Specify that touchup should be done using product from the same batch and application temperature and method as was used for the original work.
- ☐ All materials shall be lead and mercury free.

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EXECUTION

- ☐ Always have Manufacturer' Safety Data Sheets (MSDS) available on site when work is in progress and keep them on file after the painting is complete.
- ☐ Include the manufacturer's instructions for recommended air and surface temperature and relative humidity range during paint application and curing in the specifications.
- ☐ Use primers directly from original containers; do not dilute. Tint the primer.
- ☐ After the installation of any Work is completed, the Contractor shall be responsible for its protection and for repairing, replacing, or cleaning any Work which has been damaged by other trades or by any other cause from the contract, so that all Work is in first class condition at the time of Substantial Completion.
- ☐ Include the manufacturer's instructions for number of finish coats and dry mil thickness in the specifications.
- ☐ To reduce the amount of contaminants entering waterways, sanitary/storm drain systems or into the ground require the following procedures during painting operations:
 - ☐ Retain cleaning water for water based material to allow sediments to filter out. In no case shall equipment be cleaned using free draining water.
 - ☐ Retain cleaners, thinners solvents and excess paint and place in designated containers and ensure proper disposal,
 - ☐ Return solvent and oil soaked rags used during painting operations for contaminate recovery, proper disposal, or appropriate cleaning and laundering,
 - ☐ Dispose of contaminants in an approved and legal manner in accordance with all applicable hazardous waste regulations,
 - ☐ Empty paint cans are to be dry prior to disposal and recycling,
 - ☐ Close and tightly seal partly used cans of materials including sealant and adhesive containers and store in protected well ventilated fire-safe area.

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NEW WOOD SIDING

PREPARATION

- Seal exposed knots pitch spots, etc.
DO NOT apply a shellac based sealer over the entire surface

MATERIALS

- Primer - 100% acrylic is preferred applied over the entire surface.
- 2 coats of 100% Acrylic Solid Stain with mildew inhibitors.
- In cases where showing the grain or texture of new wood siding is the goal use a semi-transparent staining, no primer; 2 coats. Include mildew inhibitor in stains. Semi transparent and transparent stains tend to not provide the wood with the UV blocking protection given by solid stains and paints.

RELATED ITEMS

Do Not Specify Siding products that will have exposed knots

Factory pre-dipped wood shingles can be an acceptable siding with a field application of 1 coat of solid stain in certain circumstances.

EXECUTION

- Applying a primer back coat is highly recommended.
- Primers must be completely dry in accordance with manufacturer's recoating requirements before applying finish coats
- Spray application of stain is not acceptable because it doesn't penetrate the wood.

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EXISTING REPAIRED OR PATCHED WOOD SIDING

PREPARATION

Identification of existing paint is imperative to insure compatibility.

- ❑ Scrape all loose and flaking paint down to bare wood. Sand surface to feather the edges of sound paint. Zinsser Peel Stop may be an acceptable product where peeling is an issue.
- ❑ Wash surface with appropriate solution, products similar to Zinsser Jo-Max are acceptable. Rinse thoroughly.
- ❑ Clean any chalking and or dust.
- ❑ When painting older buildings care should be taken to avoid contaminating the area and grounds. Properly dispose of all paint removed.

MATERIALS

- ❑ Apply 1 coat primer, compatible with the existing paint, over all bare wood.
- ❑ Apply 1 coat of 100% stain blocking acrylic primer over the entire surface. This is in addition to the primer over the bare spots. This will even out the entire surface. Apply 1 finish coat of 100% acrylic stain or paint over the entire surface.

This prime coat is in addition to the primer on the bare spots. This will level off the surface and provide a base for an even finish coat.

EXECUTION

FIBER CEMENT SIDING

PREPARATION

- ❑ Specify factory primed fiber cement siding

MATERIAL

- ❑ Apply two coats of exterior grade 100% acrylic paint specifically designed for fiber cement siding after siding is installed

EXECUTION

- ❑ Prime all cuts during installation with 100% acrylic primer before nailing siding into place. This field primer should be an exact match to the factory applied primer.
- ❑ Calk all butt joints prior to applying the first field applied finish coat

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WOOD TRIM, WINDOWS & DOORS

PREPARATION

- Seal all knots stains pitch spots, etc. Do not seal entire surface with a shellac based sealer.
- Prime end cuts before installing or patching trim.

MATERIAL

- Spot prime bare spots or new wood trim (completely back prime new trim before application). Use 100% acrylic primer unless other products are required due to existing conditions.
- Apply 1 coat of 100% acrylic primer over entire surface. This is in addition to the primer over the bare spots. This will even out the entire surface.
- Apply 1 coat 100% acrylic finish coat

EXECUTION

- Provide three coats of paint (2 finish coats) for all accent colors.
- Back prime all exposed exterior wood trim (including ends) and all wood near the ground or in contact with moisture
- Seal knots in exterior and interior wood so that they do not bleed; exterior siding should not have knots.
- Primers must be completely dry before applying finish coats
- Spray application of stain is not acceptable because it doesn't penetrate the wood.

METAL & FIBERGLASS DOORS

PREPARATION

- Use factory painted doors if available
- Plastic glazing beads and plastic trim on exterior entry doors **must** be painted.
- Apply the finish coat to plastic trim within 2 to 3 weeks of door installation

MATERIAL

- Use 100% acrylic primer and finish coat on doors.
- Alkyd paints are not recommended on metal and fiberglass doors due to the need for lengthy drying time.

EXECUTION

- Apply additional coats when doors receive accent colors

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FENCES & DECKS

PREPARATION

- Thoroughly clean existing decks with an environmentally sensitive cleaner or brightener. Use care not to remove excessive amounts of wood. Use high pressure sprayer for excessive dirt.
- Decks with slick, shiny appearance must be scuffed or weathered and pressure washed
- Pressure-treated wood that has not been KDAT should be seasoned, dry, and free of visible salts or other water soluble materials before finishing.

MATERIAL

- Apply 1 coat of a water repellent penetrating sealer
- Unless previously used products prohibit, use a penetrating and water repelling type stain similar to Cabot's S•P•F series.
- Do not use heavily pigmented stain or other film forming finish on decks or other high traffic surfaces.
- Varnish finishes are not recommended for fences because they will not withstand the wind and rain and will require frequent refinishing.

EXECUTION

- Most deck and fence applications are best completed using a hand pressurized sprayer (garden type sprayer). Use a roller or brush after spraying to even out the finish.

PRESSURE TREATED LUMBER

PREPARATION

- Pressure-treated wood that has not been KDAT should be seasoned, dry, and free of visible salts or other water soluble materials before finishing.
- Remove any built up mold or mildew before finishing

MATERIALS

- Treat cut ends of pressure treated lumber with a preservative immediately after field cutting.
- Apply 1 coat of a water repellent sealer, avoid solid color products

EXECUTION

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CONCRETE, STUCCO, BLOCK CMU

PREPARATION

- Concrete Block and mortar joints must be allowed to cure for at least 30 days before painting.
- CMU Surfaces must be sound, clean dry, free of oil grease, efflorescence, loose aggregate and other foreign matter.
- Remove efflorescence by washing with a diluted solution of muriatic acid and water. Rinse thoroughly and allow to dry.
- In all cases investigate and eliminate sources of moisture causing development of efflorescence.
- In cases of hydrostatic water intrusion Zinsser Oil Base Watertite (2 coats) applies to walls and floor may alleviate the problem. When applying a product such as Watertite the floor must be subsequently covered with carpet, wood or another wearable coating.

MATERIALS

- Concrete, stucco and masonry: no primer; waterproofing paint, 2 coats.
- Concrete masonry units: block filler primer; waterproofing paint, 2 coats.

EXECUTION

- Apply product with a stiff bristle brush

RE-PAINTING ALUMINUM SIDING

PREPARATION

- Verify that aluminum siding does not have a Teflon or waxy finish.
- Power wash surface, brush surface as needed to remove chalky and shiny surfaces. Apply paint as soon as practical to prevent mildew from getting started.

MATERIALS

- Prime with a product specially formulated to provide superior adhesion on chalky surfaces
- Apply two coats of 100% acrylic finish coat.

EXECUTION

- Do not apply finish coats too thick.

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NON-GALVANIZED METALS

PREPARATION

Specify factory finished Metals highly recommended.

MATERIALS

- “Direct to metal” paints are acceptable for bare, non-galvanized metal.
- Ferrous metal: zinc chromate primer; alkyd enamel, 2 coats.
- Ferrous metal (high performance): zinc rich primer, epoxy, 1 coat; catalyzed urethane, 1 coat.

EXECUTION

- Do not allow spraying when finish railings in the field

GALVANIZED METALS

PREPARATION

- Galvanized handrails require cleaning with chemicals, prime per galvanizer’s recommendations and paint

MATERIALS

- New galvanized metal should be shop-primed.
- Galvanized metal: galvanized metal primer; alkyd enamel, 2 coats.
- Galvanized metal (high performance): epoxy primer; catalyzed urethane, 1 coat.
- New galvanized metal should be shop-primed.
- Galvanized metal: galvanized metal primer; alkyd enamel, 2 coats.
- Galvanized metal (high performance): epoxy primer; catalyzed urethane, 1 coat.

EXECUTION

- Do not allow spraying when finish railings in the field

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INTERIOR SURFACES

GENERIC INTERIOR CONSIDERATIONS

PREPARATION

- ☐ Determine the degree of surface deterioration and provide for the appropriate repair/preparation in the painting section and or other related specification sections. Generally the level of surface deterioration should be classified using the following assessment criteria:
 - ☐ Sound Surface (may include visual defects the paint films protective properties)
 - ☐ Slightly Deteriorated Surface (may show fading, gloss reduction, slight surface contamination, minor pin holes, scratches, etc. Minor cosmetic defects - runs, sags etc.)
 - ☐ Moderately Deteriorated Surface (small areas of peeling, flaking, slight cracking, staining, etc.)
 - ☐ Severely Deteriorated Surface (heavy peeling, flaking, cracking, checking, scratches, scuffs, abrasions, small holes, and gouges)
 - ☐ Substrate Damage (repair or replacement of surface required)
- ☐ A painting contractor cannot be held responsible for work if there are not contract provisions for rectifying surface conditions.
- ☐ Porous surfaces must be primed and stains must be sealed before applying finish coats.
- ☐ All surfaces must be cleaned, patched, sanded, and glossy areas dulled.
- ☐ Surfaces should be clean, smooth, dull, and free of imperfections.
- ☐ Care must be taken to prevent any contamination of the adjacent surfaces.
- ☐ In heavily-stained "smokers" apartments two coats or special preparation may be required such as Zinsser Oderless solvent based primer sealer. Allow sealer to thoroughly dry before applying subsequent coats of paint.
- ☐ Check existing textured Ceilings for Asbestos

MATERIALS

- ☐ Primers are usually designed for the use of acrylic latex paint.
- ☐ 100% acrylic paint is recommended for all interior surfaces.
- ☐ A second finish coat may not be necessary if there is no color change
- ☐ Drywall and plaster:
 - ☐ All units: latex primer; acrylic latex, 2 coats.
 - ☐ Common spaces: latex primer; acrylic latex, 2 coats.

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TYPES OF FINISH

- Refer to the Master Painters Institute Gloss and Sheen Levels
 - Gloss Level 1 Matte/Flat Finish
 - Gloss Level 2 High Side Sheen Flat/Velvet-like Finish
 - Gloss Level 3 Eggshell-Like Finish
 - Gloss Level 4 Satin-like Finish
 - Gloss Level 5 Traditional Semi-Gloss
 - Gloss Level 6 Traditional Gloss
 - Gloss Level 7 High Gloss
- Use semi-gloss paint level 5 for kitchen and bathroom walls and common areas; eggshell level 3 for all other interior surfaces.
- Ceilings are usually flat level 1 unless the LHA has a standard for all Dwelling units
- Do not use textured paints, even on ceilings, because of the difficulty of later patching or repainting

EXECUTION

- Include the manufacturer's recommendations for number of finish coats and dry mil thickness in the specifications.
- Specify the manufacturer's application requirements, including minimum drying time between coats for all materials, sanding between coats, environmental conditions, surface dryness, and tinting of succeeding coats
- In general, specify two finish coats.
- Most apartments will be occupied when the work is being completed, therefore, care must be taken to protect residents' furnishings and minimize any inconvenience. The LHA usually plays the major role of coordination during the painting procedure, but a resident coordinator can be invaluable in scheduling and facilitating access to units.
- Store paints and thinners in a metal storage box or in a fire proof location.

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NEW DRYWALL SURFACES

PREPARATION

- ☐ Prepare all surfaces including sanding, spot priming of shop applied prime coats, knot sealing, and spot priming of drywall joint compound; include re-priming of touch-up work.
- ☐ Protect all hardware, electrical outlets, switches, lights, prefinished product, floors, etc.

MATERIALS

- ☐ Dwelling Units
 - ☐ Apply egg shell finish except for semi gloss in kitchens and baths unless the LHA has a printed standard.
 - 1 coat of 100% acrylic primer
 - 2 coats of 100% acrylic finish
 - ☐ Consider Zinsser Perma White Mold & Mildew Proof Paint in baths and kitchens where mold and mildew control may be an issue.
- ☐ Common Spaces
 - ☐ Apply semi gloss finish unless the LHA has a printed standard.
 - 1 coat of 100% acrylic primer
 - 2 coats of 100% acrylic finish

EXECUTION

- ☐ Apply primer as soon as possible after cleaning surface to prevent metal drywall accessories from forming rust.

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EXISTING DRYWALL SURFACES

PREPARATION

- Remove all hardware and hardware accessories. plates , machined surfaces, light fixtures, and similar items that are not to be painted. If removal is not practical provide surface applied protection before surface preparation and painting.
- Patch ceilings and walls to create a sound surface.
- Check existing textured ceilings and drywall joint compound for asbestos.

MATERIALS

- Prime to all bear spots with a product that is compatible with the existing paint and has excellent adhesion qualities.
- Textured ceilings or ceilings with calcimine consider 1 coat of Gardz by Zinsser before priming.
- Apply a 1 coat of 100% acrylic primer over entire surface, in addition to the spot primer to level off the surface.
- Apply 1 coat of 100% acrylic finish coat

EXECUTION

- Specify the manufacturer's application requirements, including minimum of 24 hours between coats for all materials, sanding between coats, environmental conditions, surface dryness, and tinting of succeeding coats.
- Provide paint to achieve the dry mil thickness recommended by the paint manufacturer.
- Roll the last coat of paint regardless if the preceding coats are rolled or sprayed. Rolled paint is easier to match for future touch-up.

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NEW PLASTER SURFACES

PREPARATION

- Cure new plaster for at least 30 days before painting. Ph must be 10.0 or lower.
- All scratches, cracks, abrasions in plaster surfaces and openings adjoining trim shall be cut out as required then filled with spackling compound or patching plaster flush with adjoining surface.
- When dry, sand smooth and seal before applying primer. Sand walls smooth and dust walls with a damp sponge to remove sanding dust.

MATERIALS

- Prime all bear spots with a 100% acrylic primer with excellent adhesion qualities.
- Apply semi gloss in kitchens and baths and egg shell finish in all other areas unless the LHA has a printed standard.
- Apply 2 coats 100% acrylic finish

EXECUTION

- After application of first coat, all suction spots or hot spots in plaster shall be touched up before second coat is applied.
- Allow a minimum of 4 hours drying time between coats unless the paint manufacturer recommends a longer drying time – none of this one coat two coat crap.

EXISTING PLASTER SURFACES

PREPARATION

Patch all cracks, holes etc. to create a smooth, sound surface.

Sand out all rough spots

MATERIALS

- Prime all bear spots with a 100% acrylic primer with excellent adhesion qualities
- Apply 1 full coat of 100% Acrylic primer to the entire surface to even out the surface
- Apply semi gloss in kitchens and baths and egg shell finish in all other areas unless the LHA has a printed standard.
- Apply 2 coats 100% acrylic finish

EXECUTION

- After application of first coat, all suction spots or hot spots in plaster shall be touched up before second coat is applied.
- Allow a minimum of 4 hours drying time between coats unless the paint manufacturer recommends a longer drying time – none of this one coat two coat crap.

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INTERIOR WOOD TRIM

PREPARATION

- Wash, rinse, sand, spackle existing surface as needed to create a sound surface.

MATERIALS

- Opaque finish
 - Apply primer compatible with existing surface, use a product with excellent adhesion properties. New trim use 100% acrylic primer.
 - Apply 2 coats semi gloss 100% acrylic with excellent scrubability properties
- Transparent finish:
 - Apply 1 coat oil-based wood stain
 - Apply 2 coats satin finish water based varnish

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INTERIOR WOOD DOORS AND WINDOWS

PREPARATION

- Painted Doors/Windows – Wash, rinse, sand, spackle existing surface as needed to create a sound surface
- Natural Finished Doors/Windows – sand and apply wood filler as need to provide a sound surface. Remove all dust and film before refinishing.
- Remove and properly store hardware before refinishing – reinstall hardware and test door/window operation after new finish has properly cured.

MATERIALS

- Consider having the inside sash of windows prefinished (at the factory) so that field painting will not be required, otherwise
- 1 coat 100% acrylic primer
- 2 coats 100% acrylic wall & trim enamel – Semi Gloss finish unless the LHA has other published standards
-

EXECUTION

- Paint all sides of doors, window sash, etc., but not prefinished surfaces or the tracks of windows.

INTERIOR CMU BLOCK MASONRY

PREPARATION

- Concrete Block and mortar joints must be allowed to cure for at least 30 days before painting.
- CMU Surfaces must be sound, clean dry, free of oil grease, efflorescence, loose aggregate and other foreign matter.
- Remove efflorescence by washing with a diluted solution of muriatic acid and water. Use caution with acids when you are near metal surfaces. Rinse thoroughly and allow to dry.
- In all cases investigate and eliminate sources of moisture causing development of efflorescence.

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INTERIOR METALS & HANDRAILS

PREPARATION

- ☐ Sand, grind if required
- ☐ Fill Dents and scratches with appropriate filler

MATERIALS

- ☐ Ferrous metal:
 - ☐ "Direct to Metal Primer" – 1 Coat
 - ☐ Quick Drying 100% acrylic latex high performance enamel - 2 coats

EXECUTION

- ☐ Apply with brush or roller only – No spraying

PAINTING BY LHA's MAINTENANCE STAFF

Routine painting and repair, usually done by the LHA staff under a regular maintenance program, will reduce the need for major repainting projects. It is appropriate to refinish apartment interiors as necessary when apartments are vacated.

Cycle Painting Programs – maybe Bruce has a recommended system

We recommend that LHAs use commercial rather than homeowner type products. LHAs can purchase these commercial products from major paint manufacturers local suppliers.

Massachusetts has a list of approved vendors that can provide Environmentally Preferable Products using the Statewide Contract Program (Comm-Pass)